

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

September 24, 2015

Council District: # 8

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **9907 SOUTH AVALON BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6052-032-026**

On October 30, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **9907 South Avalon Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 30, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12330
Dated as of: 08/14/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6052-032-026

Property Address: 9907 S AVALON BLVD ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOANN GUIDRY, HENRY L GUIDRY JR AND RONALD L GUIDRY SR,

Grantor : JOANN GUIDRY AND JOANN B GUIDRY,

Deed Date : 06/22/2007

Recorded : 06/25/2007

Instr No. : 07-1516095

MAILING ADDRESS: JOANN GUIDRY, HENRY L GUIDRY JR AND RONALD L GUIDRY SR,
10175 SPRING MOUNTAIN RD UNIT 1050 LAS VEGAS NV 89117

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25 Block: 7 Tract No: 6401 Abbreviated Description: LOT:25 BLK:7 CITY:REGION/CLUSTER: 14/14134
TR#: 6401 TRACT # 6401 LOT 25 BLK 7 City/Muni/Twp: REGION/CLUSTER: 14/14134

MORTGAGES/LIENS

Type of Document:

Recording Date: 11/21/2006

Document #: 06-2581369

Loan Amount: \$115,000

Lender Name: CITY OF LOS ANGELES HOUSING DEPARTMENT

Borrowers Name: JOANN GUIDRY, HENRY L GUIDRY JR AND RONALD L GUIDRY SR,

MAILING ADDRESS: CITY OF LOS ANGELES HOUSING DEPARTMENT
P.O. BOX 532729 LOS ANGELES, CA 90053

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Recording Requested By
Joann Guidry
When recorded mail document
and tax information to
Joann Guidry, Henry L Guidry, Jr and
Ronald L Guidry, Sr
9907 S Avalon Blvd
Los Angeles, CA 90003



GRANT DEED

Assessor's Parcel No. **6052-032-026**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0

CITY TAX \$ 0

☐ computed on the full value of the property conveyed; OR IS
☐ computed on the full value less value of liens or encumbrances remaining at the time of sale
☐ Unincorporated area City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Joann Guidry, who acquired title as Joann B Guidry, a widow

hereby GRANT(S) to:

Joann Guidry, a widow, Henry L Guidry, Jr, a married man as his sole and separate property, and
Ronald L Guidry, Sr, a married man as his sole and separate property, all as Joint Tenants

the following described real property located in the City of Los Angeles

County of Los Angeles, State of California

Lot 25 in Block 7 of Tract No 6401, as per map recorded in Book 68 Page 43 of Maps, in the office of the
County Recorder of said County

Property Commonly Known As 9907 S Avalon Blvd, Los Angeles, CA 90003

"This is a bonafide gift and the grantor received nothing in return, R & T 11911 "

Dated. June 22, 2007

STATE OF CALIFORNIA)SS.
COUNTY OF LOS ANGELES

Joann Guidry

NOTARY SEAL OR STAMP BELOW

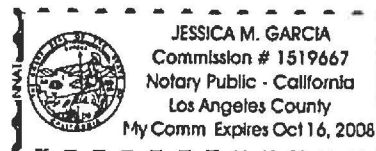
On June 22, 2007 Before me, Jessica M Garcia, Notary Public
in and for said County and State, personally appeared

..... JOANN GUIDRY

personally known to me (or proved to me on the basis of Satisfactory
evidence) to be the person(s) who name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity up on behalf
of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Mail Tax Statements as directed above



Civic Center Title Service, Inc
12400 E Imperial Hwy, 5th Floor, Suite 5214
Norwalk, CA 90650
Tel (562) 482-1878 Fax (562) 482-1881

**GATEWAY TITLE COMPANY
ACCOMMODATION**

RECORDING REQUESTED BY:

City of Los Angeles Under
Govt. Code 6103

AND WHEN RECORDED, MAIL TO:

Name: Los Angeles Housing Department
Housing Rehabilitation Programs
Address: P. O. Box 532729
City & State: Los Angeles, CA 90053-2729

Order No. 06912591 Escrow No. _____

11/21/08



20062581369

APN # 6052-032-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST is made this 14th, day of November, 2006, between

Joann B. Guidry, a widow and Donald W. Guidry, a married man as his sole and separate property Mother and Son as Joint Tenants, herein called Trustor, whose address is

9907 South Avalon Boulevard,
(number and street)

Los Angeles,
(city)

California
(state)

90003
(zip)

and Stewart Title of California, a California corporation, 505 North Brand Blvd., Glendale, CA 91203 herein called Trustee, and

CITY OF LOS ANGELES, LOS ANGELES HOUSING DEPARTMENT, herein called Beneficiary. Trustor grants,

transfers, and assigns to trustee, in trust, with power of sale, that property described as:

Lot 25 in Block 7 of Tract No. 6401, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68 Page 43 of Maps, in the office of the County Recorder of said County.

Which has a street address of: 9907 South Avalon Boulevard, Los Angeles, California 90003

This Deed of Trust Secures a City Loan with Federal and City restrictions.

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing:

(1) Payment of the indebtedness evidenced by a promissory note in the principal sum of \$115,000.00 of even date herewith, payable to Beneficiary, and any extensions or renewals thereof; (2) the payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

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On October 25, 1973, identical fictitious Deeds of Trust were recorded in the office of the County Recorders of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	697	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1860	581
Amador	250	243	Lassen	271	367	Riverside	1973	139405	Sonoma	2810	975
Butte	1870	678	Los Angeles	T8512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	386	94	Sutter	817	182
Colusa	409	347	Marin	2736	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	161	393
Del Norte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	567
El Dorado	1229	594	Merced	1940	381	San Luis Obispo	1750	491	Toulumne	396	309
Fresno	6227	411	Modoc	225	668	San Mateo	6491	600	Ventura	4182	662
Glenn	565	290	Mono	160	215	Santa Barbara	248	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0623	713	Yuba	564	163
Imperial	1355	801	Napa	922	96	Santa Cruz	2358	744			
Inyo	205	660	Nevada	665	303	Shasta	1195	293	San Diego	File No.	
Kern	4809	2351	Orange	10961	398	Sierra	59	439		73-299568	

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein. In Section A; paragraph 5, and in the last paragraph of Section B, paragraph 5 of said provisions, the interest rate stated as "at seven percent"; is hereby amended to read "at interest rate called for in the Promissory Note".

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address herein above set forth, being the address designated for the purpose of receiving such notice.

Signature(s) of Trustor

Joann B. Guidry Donald W. Guidry

State of California

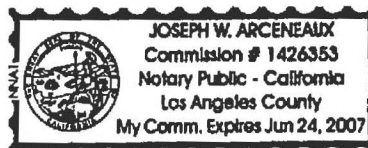
County of Los Angeles S.S.

On November 14, 2006 before me Joseph W. Arceneaux, a Notary Public in and for the State of California, personally appeared Joann B. Guidry & Donald W. Guidry personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Joseph W. Arceneaux

FOR NOTARY STAMP



06 2581369

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: September 24, 2015

JOB ADDRESS: 9907 SOUTH AVALON BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6052-032-026

Last Full Title: 08/14/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOANN GUIDRY, HENRY L GUIDRY JR.
AND RONALD L GUIDRY SR.
10175 SPRING MOUNTAIN RD., UNIT 1050
LAS VEGAS, NV. 89117-8468

CAPACITY: OWNERS

- 2). CITY OF LOS ANGELES HOUSING DEPT.
P.O. BOX 532729
LOS ANGELES, CA. 90053

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

9907 AVALON BLVD, LOS ANGELES, CA 90003-4805

EXHIBIT C



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **GUIDRY JOANN & HENRY L JR**
 Mailing Address: **10175 SPRING MOUNTAIN RD #1050, LAS VEGAS NV 89117-8468 C059**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT # 6401 LOT 25	APN:	6052-032-026
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2406.00 / 2	Subdivision:	6401
Township-Range-Sect:		Map Reference:	58-C3 /
Legal Book/Page:	68-43	Tract #:	6401
Legal Lot:	25	School District:	LOS ANGELES
Legal Block:	7	School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/25/2007 / 06/22/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1516095		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,382	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1940	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAC2	Acres:	0.09	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,053	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$22,393	Assessed Year:	2015	Property Tax:	\$550.61
Land Value:	\$8,954	Improved %:	60%	Tax Area:	461
Improvement Value:	\$13,439	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$15,393				

Comparable Sales Report

For Property Located At

9907 AVALON BLVD, LOS ANGELES, CA 90003-4805

CoreLogic

RealQuest Professional

9 Comparable(s) Selected.

Report Date: 09/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$200,000	\$330,000	\$286,111
Bldg/Living Area	1,382	1,214	1,478	1,316
Price/Sqft	\$0.00	\$164.74	\$247.10	\$217.52
Year Built	1938	1924	1987	1938
Lot Area	4,053	3,209	7,565	5,310
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$22,393	\$29,119	\$236,875	\$165,590
Distance From Subject	0.00	0.11	0.46	0.27

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.11 (miles)
Address:	10017 PALOMA AVE, LOS ANGELES, CA 90002-3224		
Owner Name:	GONZALEZ-REYES DAVID/GONZALEZ MARIA V		
Seller Name:	CSFR COLFIN AMERICAN INVESTORS		
APN:	6050-036-004	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	11872	Zoning:	LAR1
Rec Date:	07/02/2015	Prior Rec Date:	04/20/2007
Sale Date:	05/21/2015	Prior Sale Date:	04/06/2007
Sale Price:	\$320,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	795068	Acres:	0.16
1st Mtg Amt:	\$304,000	Lot Area:	7,000
Total Value:	\$212,155	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,295
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1944 / 1967
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.17 (miles)
Address:	351 E 99TH ST, LOS ANGELES, CA 90003-4801		
Owner Name:	PINEDO ROSA M		
Seller Name:	LIKEZ ALCIDES N		
APN:	6052-018-027	Map Reference:	58-B3 /
County:	LOS ANGELES, CA	Census Tract:	2406.00
Subdivision:	6401	Zoning:	LAR2
Rec Date:	05/04/2015	Prior Rec Date:	05/02/2011
Sale Date:	04/06/2015	Prior Sale Date:	03/30/2011
Sale Price:	\$280,000	Prior Sale Price:	\$210,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	509030	Acres:	0.12
1st Mtg Amt:	\$274,928	Lot Area:	5,112
Total Value:	\$236,875	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,266
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1925
		Air Cond:	EVAP COOLER
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	NONE

Comp #:	3	Distance From Subject:	0.2 (miles)
Address:	710 E 97TH ST, LOS ANGELES, CA 90002-2703		
Owner Name:	GONZALEZ HECTOR V		
Seller Name:	PATRICK LIVING TRUST		
APN:	6050-023-013	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	6111	Zoning:	LAR1
Rec Date:	09/04/2015	Prior Rec Date:	11/18/1974
Sale Date:	08/24/2015	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	\$8,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1096065	Acres:	0.11
1st Mtg Amt:	\$304,385	Lot Area:	4,800
Total Value:	\$29,119	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,296
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1937
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.22 (miles)
Address:	715 E 101ST ST, LOS ANGELES, CA 90002-3202		
Owner Name:	GALDAMEZ JAIME G		
Seller Name:	ROMERO CARLOS A & BLANCA L		

APN:	6050-034-018	Map Reference:	58-C3 /	Living Area:	1,348
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	11872	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/01/2015	Prior Rec Date:	10/31/2011	Bath(F/H):	2 /
Sale Date:	04/20/2015	Prior Sale Date:	09/09/2011	Yr Built/Eff:	1944 / 1970
Sale Price:	\$300,000	Prior Sale Price:	\$172,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	787436	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$270,000	Lot Area:	5,261	Pool:	
Total Value:	\$179,756	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.23 (miles)

Address: 636 E 103RD ST, LOS ANGELES, CA 90002-3215

Owner Name: ASIC INVESTMENT INC

Seller Name: GRADY WINIFRED D

APN:	6051-002-009	Map Reference:	58-C3 /	Living Area:	1,214
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	11872	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/01/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/20/2015	Prior Sale Date:		Yr Built/Eff:	1944 / 1946
Sale Price:	\$200,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	503180	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$188,500	Lot Area:	7,565	Pool:	
Total Value:	\$34,626	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.31 (miles)

Address: 324 E 103RD ST, LOS ANGELES, CA 90003-4904

Owner Name: MCDOWELL STOJUAN

Seller Name: ESPINAL NELSON E

APN:	6063-014-011	Map Reference:	58-B3 /	Living Area:	1,348
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	2
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	3
Rec Date:	08/31/2015	Prior Rec Date:	10/26/2012	Bath(F/H):	1 /
Sale Date:	08/25/2015	Prior Sale Date:	08/24/2012	Yr Built/Eff:	1928 / 1933
Sale Price:	\$285,000	Prior Sale Price:	\$147,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1071544	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$279,837	Lot Area:	5,180	Pool:	
Total Value:	\$151,128	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.32 (miles)

Address: 719 E 95TH ST, LOS ANGELES, CA 90002-1916

Owner Name: BATRES-ESTEVEZ YURI

Seller Name: SANCHEZ VIRGINIA

APN:	6050-010-020	Map Reference:	58-C3 /	Living Area:	1,343
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/28/2015	Prior Rec Date:	11/19/2014	Bath(F/H):	2 /
Sale Date:	06/22/2015	Prior Sale Date:	11/06/2014	Yr Built/Eff:	1926 / 1930
Sale Price:	\$330,000	Prior Sale Price:	\$225,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	913467	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$268,620	Lot Area:	4,993	Pool:	
Total Value:	\$225,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.45 (miles)

Address: 116 E CENTURY BLVD, LOS ANGELES, CA 90003-4710

Owner Name: CRUZ KARLA C/ALFARO MIGUEL A C

Seller Name: PLATINUM FINANCE PROPERTIES IN

APN:	6063-001-011	Map Reference:	58-B3 /	Living Area:	1,478
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	7
Subdivision:	5298	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/31/2015	Prior Rec Date:	04/09/2004	Bath(F/H):	2 /
Sale Date:	06/12/2015	Prior Sale Date:	02/03/2004	Yr Built/Eff:	1928 / 1928
Sale Price:	\$270,000	Prior Sale Price:	\$215,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MEDITERRANEAN
Document #:	938546	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$265,109	Lot Area:	4,674	Pool:	
Total Value:	\$207,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:9 Distance From Subject:0.46 (miles)

Address: 10610 STANFORD AVE, LOS ANGELES, CA 90002-3457

Owner Name: GOMEZ ALFREDO/TRUJILLO SONNY

Seller Name: COLFIN AI-CA 2 LLC

APN:	6051-024-032	Map Reference:	58-C4 /	Living Area:	1,255
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/16/2015	Prior Rec Date:	11/16/2012	Bath(F/H):	2 /
Sale Date:	05/20/2015	Prior Sale Date:	10/31/2012	Yr Built/Eff:	1987 / 1987
Sale Price:	\$280,000	Prior Sale Price:	\$209,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	710591	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$271,600	Lot Area:	3,209	Pool:	
Total Value:	\$214,654	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: **September 24, 2015**

JOB ADDRESS: **9907 SOUTH AVALON BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6052-032-026**

CASE#: **519558**

ORDER NO: **A-3364569**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 30, 2013**

COMPLIANCE EXPECTED DATE: **November 29, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3364569

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

JOANN GUIDRY
10175 SPRING MOUNTAIN RD # 1050
LAS VEGAS, NV 89117

CASE #: 519558
ORDER #: A-3364569
EFFECTIVE DATE: October 30, 2013
COMPLIANCE DATE: November 29, 2013

OWNER OF
SITE ADDRESS: 9907 S AVALON BLVD
ASSESSORS PARCEL NO.: 6052-032-026
ZONE: C2; Commercial Zone

[Signature]
10/31/13

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All yards

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

1.17 Inspector:

Date: October 25, 2013

REVIEWED BY